060.0	0003	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	813,100 /	813,100
					USE VALUE:	813,100 /	813,100
					ASSESSED:	813,100 /	813,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		NOURSE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JENNINGS WILLIAM C/WENDY S
Owner 2:	
Owner 3:	
Street 1:	15 NOURSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WRIGHT ROBERT M /TRS -
Owner 2:	VEDAUWOU RLTY TRUST -
Street 1:	15 NOURSE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Aluminum Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	414,100		399,000	813,100
Total Card	0.115	414,100		399,000	813,100
Total Parcel	0.115	414,100		399,000	813,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.60 | /Parcel: 379.6

Legal Description

User Acct 39728

GIS Ref

GIS Ref

Insp Date 11/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 060.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	414,300	0	5,000.	399,000	813,300	813,300	Year End Roll	12/18/2019
2019	104	FV	342,700	0	5,000.	393,300	736,000	736,000	Year End Roll	1/3/2019
2018	104	FV	342,700	0	5,000.	302,100	644,800	644,800	Year End Roll	12/20/2017
2017	104	FV	321,500	0	5,000.	285,000	606,500	606,500	Year End Roll	1/3/2017
2016	104	FV	321,500	0	5,000.	262,200	583,700	583,700	Year End	1/4/2016
2015	104	FV	268,500	0	5,000.	245,100	513,600	513,600	Year End Roll	12/11/2014
2014	104	FV	268,500	0	5,000.	225,700	494,200	494,200	Year End Roll	12/16/2013
2013	104	FV	279,100	0	5,000.	225,700	504,800	504,800		12/13/2012

!5246!

PRINT

Date	Time
12/10/20	20:09:43

LAST REV

Date	Time
04/29/19	10:42:33

apro

PAT ACCT. 5246

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WRIGHT ROBERT M	44252-183		12/7/2004	Family	585,000	No	No		
JENNINGS WILLIA	44252-177		12/7/2004	Family	350,000	No	No		
NIGRO SAMUEL JR	32586-40		3/29/2001		330,000	No	No		
WRIGHT BRUCE A	30782-210		10/21/1999		330,000	No	No		
	20915-526		12/1/1990		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/1993	331		40,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
7/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	39728
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.28405797
Const Adj.:	0.98000199
Adj $ / SQ:	201.341
Other Features:	102252
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	562590
Depreciation:	148524
Depreciated Total:	414066

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
1	3	1	
Totals			
2	11	5	

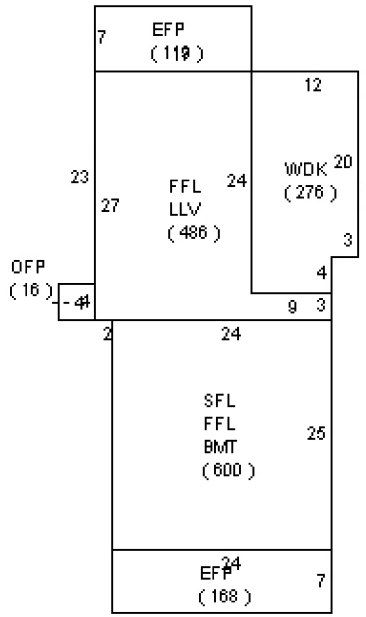
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	201.34
Special Features:	0	Val/Su Net:	124.69
Final Total:	414100	Val/Su SzAd	250.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,086	201.340	218,656
BMT	Basement	600	60.400	36,241
SFL	Second Floor	570	201.340	114,764
LLV	Lower Level	486	158.560	77,058
EFP	Enclos Porch	287	35.980	10,325
WDK	Deck	276	9.430	2,603
OFP	Open Porch	16	43.120	690
	Net Sketched Area:	3,321	Total:	460,337
Size Ad	1656	Gross Are	3351	FinArea 2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100		
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	16X6	A	AV	1980	0.00	T	31.2	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	